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COUNTY PLANNING COMMISSION  
ALAMEDA COUNTY CALIFORNIA

399 ELMHURST STREET — HAYWARD, CALIFORNIA 94544 — 783-5800

*Recreation center -- Environmental aspects -- California -- Alameda Co.*

*[Environmental impact statement]*

*Conditional Use Permit and variance for William W. Apperson and  
Diamond A Ranch (Draft)*

Alameda County:  
Building Official  
Road Division  
Flood Control  
County Assessor  
County Health Department  
Farm Advisor  
County Sheriffs Department

City and County of San Francisco  
S.F. Bay Water Quality Control Board  
East Bay Regional Park District  
Air Pollution Control Board  
San Francisco Public Utilities Commission  
United States Dept. of Agriculture, Soil Cons. Ser.  
California Division of Forestry  
Federal Aviation Agency  
City of Pleasanton  
Pacific, Gas & Electric Company

Gentlemen:

Transmitted herewith is a copy of a Draft Environmental Impact Report on the application of William W. Apperson & Diamond A Ranch, Conditional Use Permit C-2584 and Variance V-6050, to construct and operate an Outdoor Recreation Center -- Guest Ranch and Variance to approve the property as a Building Site with no frontage on an approved street, located on the most northerly portion of a 1,300 acre site adjacent northerly of Sunol Regional Park, southerly of San Antonio Reservoir, approximately 1.5 miles east of Calaveras Road, Sunol Area.

It should be noted that additional information has been requested of the applicant relative to the existing vegetation and wildlife and will be supplemented when available. This Draft should be considered incomplete in this regard.

This matter will next be considered on May 30, 1973, but will not necessarily be concluded at that time.

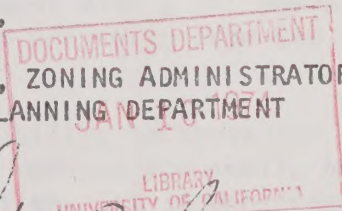
Your comments on the report will be appreciated. Please feel free to contact this office if you have any questions.

Very truly yours,

RICHARD P. FLYNN, ZONING ADMINISTRATOR  
ALAMEDA COUNTY PLANNING DEPARTMENT

by:

*Raymond Lincoln*  
Raymond Lincoln, Planner II  
Alameda County Planning Department



RPF:RL/vh

cc: Mr. William W. Apperson

Enclosure

79 00490.1

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DRAFT  
ENVIRONMENTAL IMPACT REPORT  
CONDITIONAL USE PERMIT (C-2584) AND VARIANCE (V-6050)  
FOR WILLIAM W. APPERSON AND DIAMOND A RANCH

I DESCRIPTION OF PROJECT:

A Conditional Use Permit is sought to construct and operate an Outdoor Recreation Center -- Guest Ranch and a Variance is sought to have the property approved as a Building Site with no frontage on an approved street.

Diamond A. Ranch property totalling approximately 2,555 acres is northeast adjacent to Sunol Valley Regional Park. Proposed site area is the northerly half of applicant's ownership approximately 2 square miles in area, with proposed development to be located from 1/2 mile north to 1 mile northeast of the respective boundaries of Sunol Park.

Site area includes the northerly tip of Apperson Ridge, and is bounded on the west by the south fork of Apperson Creek Canyon. San Francisco Water Districts' San Antonio Reservoir is 1/2 to 1 mile north-northwest of the site, across Hetch-Hetchy aqueduct and a ridge which borders the northerly boundary of the site. Adjacent properties north and northeast are San Francisco Water Department lands.

Site is composed of rugged, hilly topography with minimum slopes of 12% to maximum slopes of over 60%. Over half of the site is steep grass ridges and the northeasterly facing creek slopes are covered primarily with brush and oak.

Terrain varies in elevation from a 500' elevation at the northwest corner at the creekbed to a 1,137' peak at the northerly boundary at intersection with Hetch-Hetchy aqueduct, and high point of Apperson Ridge along the southerly site boundary of 1,995'.

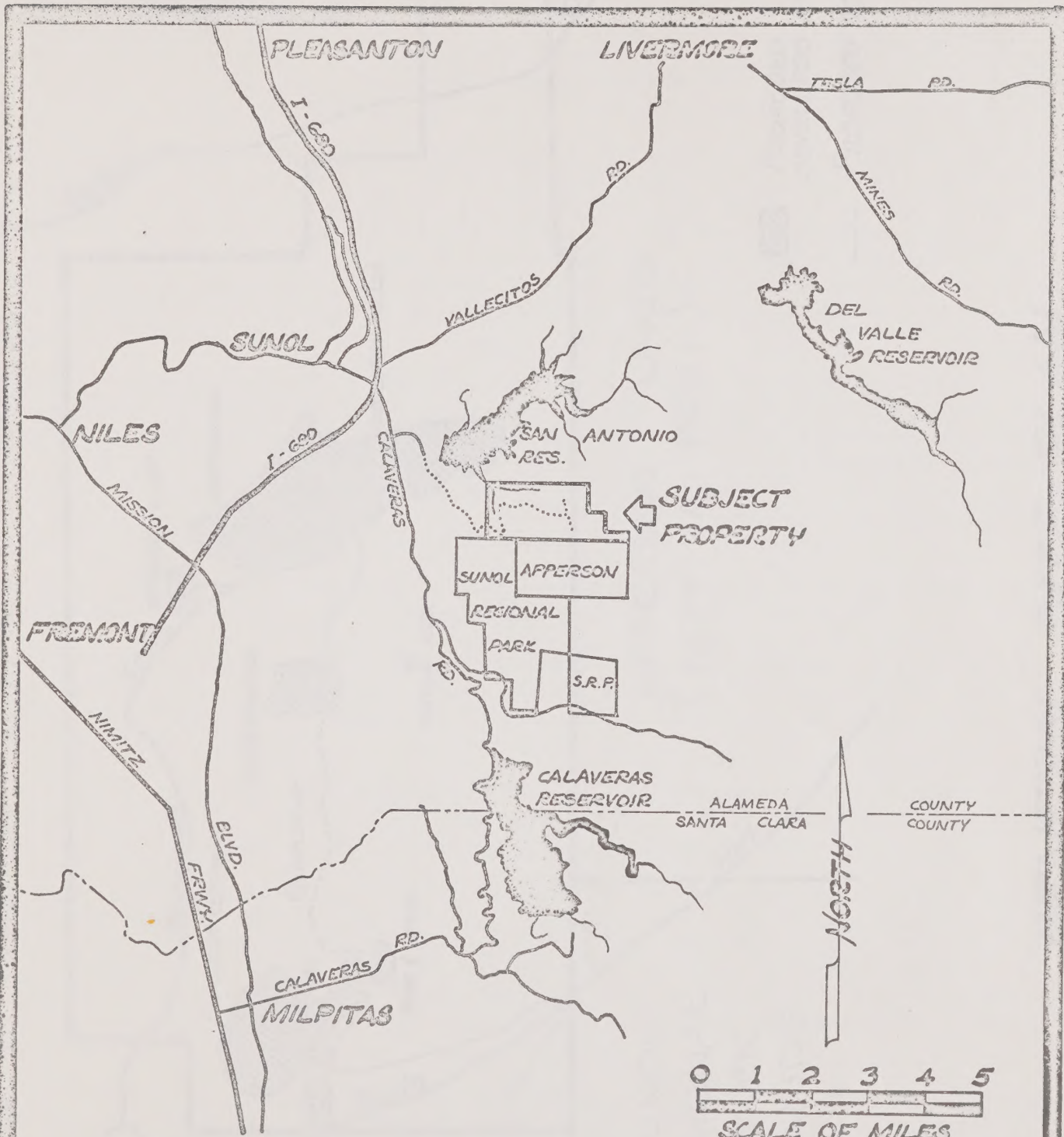
Proposed development for a Guest Ranch would occupy 145 acres of the site. Development would include 322 guest villas and guest cottages, and health spa on a total of 75 acres, equestrian center on 25 acres, a restaurant and tennis center on 20 acres, and camping area on 25 acres. Thirty units of staff housing is proposed. An administration building and firehouse are proposed. A heliport landing pad would be located 1000' east of spa complex beside the cross site roadway. The major development complex of 90 acres would be on the easterly portion of the site, along a moderate north-sloping easterly side of Apperson Creek, northeast below Apperson Ridge. Facilities would include: guest villas, equestrian center of stables, corral, staff bunkhouses, tennis courts, swimming pool, restaurant, and clubhouse. North of the tennis courts and adjacent to the creek downstream would be a sewage treatment site and a corporation yard. Undeveloped portions of the site are to remain as grazing lands. Access to the development would be via a 2+ mile long, 50' wide, easement with a 24' improved roadway across San Francisco Water Department lands east and north from San Antonio Reservoir Road.

Applicant proposes a recreational and health oriented facility to serve the Bay Area region. Although reference to market studies has been made at the public hearing, no documentation has been filed as yet with the application. It is applicant's contention that sufficient demand exists for such a facility to indicate its success.

It is anticipated that capacity of the facility would be a total of 1,815 persons, including full staffing. Design loads are based on an optimum 80% occupancy of 1,457 persons, retaining full staff.





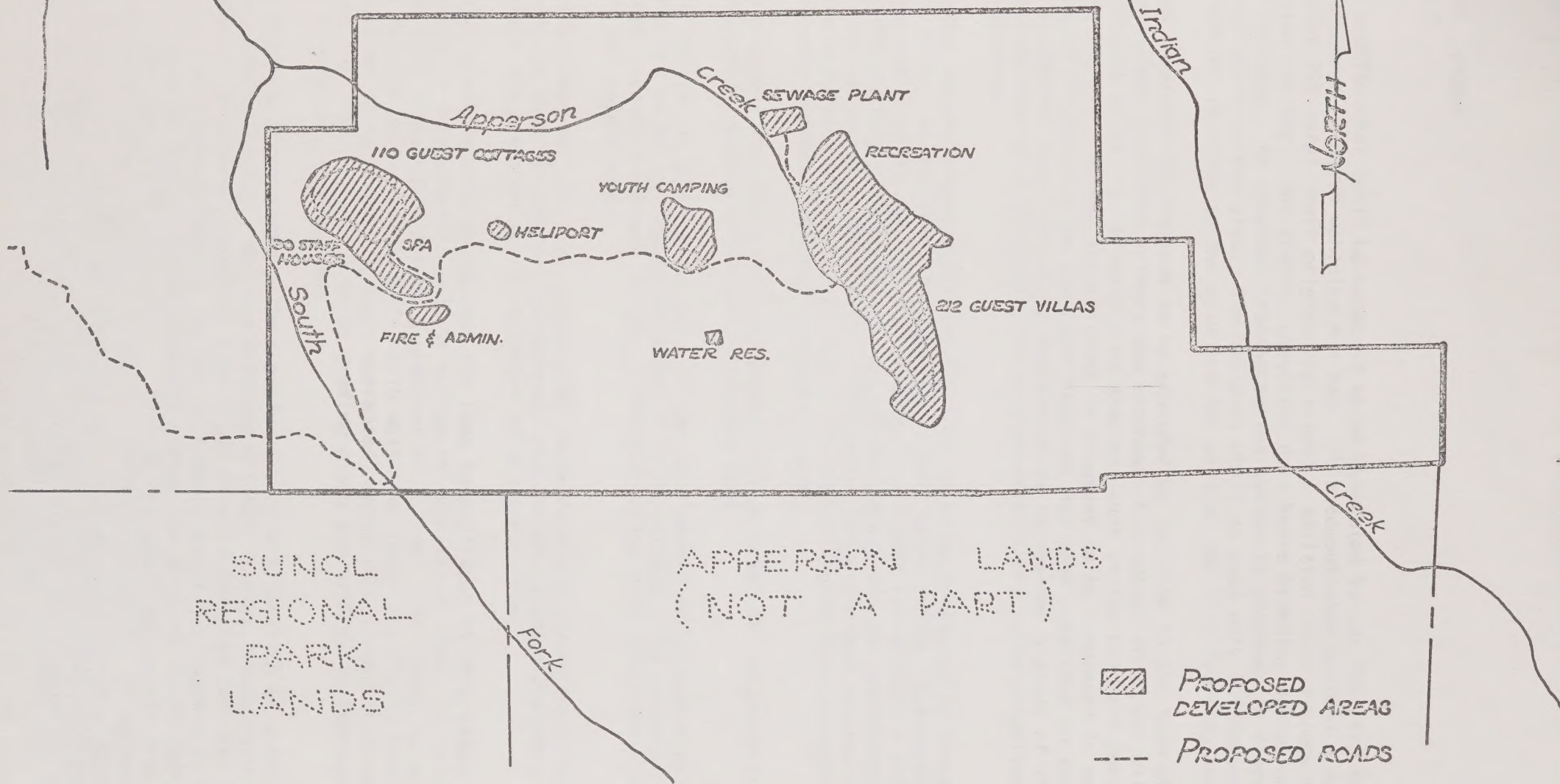


LOCATION MAP  
DIAMOND "A" RANCH





# S. F. WATER DISTRICT LANDS



## GENERAL SITE PLAN





Peak traffic that could be expected to be generated by the facility (after construction) is estimated to be 90 vehicles per day. This computation assumes a daily turnover of 20% plus 20% total staff originating trips in addition to an average of six service vehicles per day. Any traffic generated by a horse boarding operation would add to this estimate. An internal transportation system is proposed to discourage use of private autos on the site. The heliport would be used only infrequently by patrons not wishing to drive to the site and for medical and fire fighting emergencies.

Sewage treatment is proposed to be provided on the site in the form of a 75,000 gallon per day plant providing primary and secondary biological treatment with final discharge of effluent to be via sprinklers to grazing lands in the northern portion of the site. During the rainy season the effluent is proposed to be impounded in on-site reservoirs. A copy of the description and specifications has been submitted to the Regional Water Quality Control Board for their evaluation as to whether a plant of this type is capable of meeting discharge and operation requirements likely to be established under these circumstances.

The water supply proposed for the facility is to be generated by three springs located on the site. In addition, an existing sulphur water spring is proposed to be used in conjunction with the health spa facility. Applicant anticipates a daily water consumption of 72,850 gallons per day (based on a 50 gallon per day per guest/employee factor). This will be supplied through a 100,000 gallon basic storage reservoir and an additional on-line reservoir of 120,000 gallons. The County Health Care Services Agency has tentatively approved the proposed water system.

It is proposed that the solid waste generated on site will be properly stored and periodically disposed of at an appropriate dump.

A fire station is proposed as part of the development to be manned by staff members functioning as an accredited volunteer fire department. The proposed fire suppression measures include a hydrant system, a 500-750 gallon fire truck and emergency utilization of the helicopter pad.

Specifications for all fire suppression hardware are proposed to be developed in cooperation with the State Fire Marshall and the Division of Forestry. Fire resistant materials are proposed on the exterior of all structures.

Although specific site design has not been accomplished at this stage, i.e. finish elevation of improvements, precise design of accessways, etc., it is proposed that no cut or fill slope would exceed a gradient of 2:1 and that siting be accomplished so as to require no retaining walls, crib walls, or other artificial buttressing. If approval of this project appears warranted, conditions should be established that require the submission of precise grading plans approved by an engineering geologist prior to project commencement.

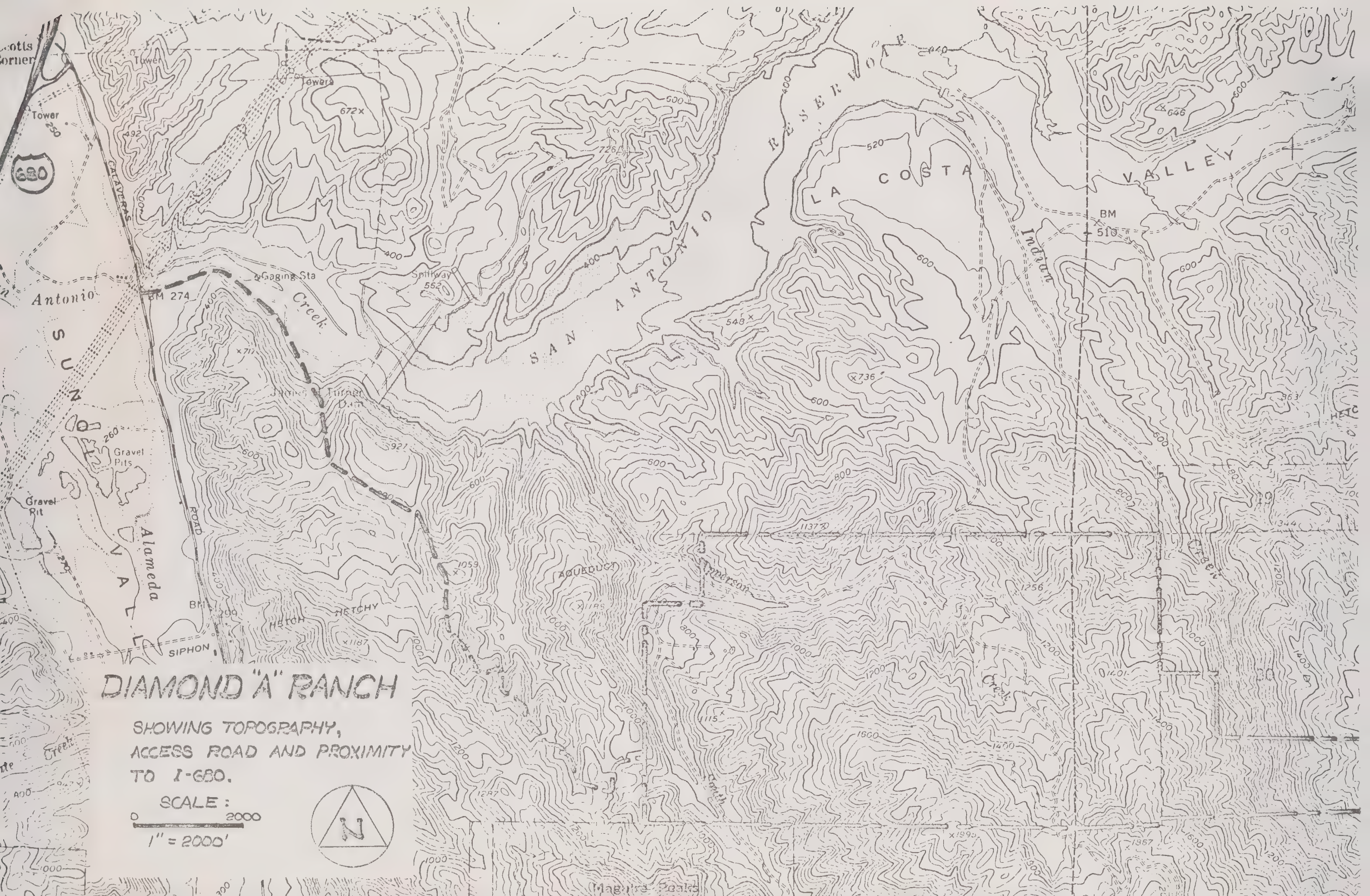
Storm drainage is proposed to be provided by the utilization of existing water courses to the extent possible. Any new drainage ditches, swales, channels or diversions are proposed to be planted, material rock lined or provided with culverts where necessary. Siltation is proposed through the use of holding ponds and lagoons to enable clarification of waters before entering either the North or South Forks of Apperson Creek or the San Antonio Reservoir. As with structure and access design, a precise plan for storm water disposition has not yet been proposed. If approval of the project appears warranted, conditions should be established which require the submission of these plans capable of approval by the Alameda County Flood Control and Water Conservation Service as being consistent with standard engineering practice as well as preserving the existing conditions to the fullest extent possible.



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# DIAMOND "A" RANCH

SHOWING TOPOGRAPHY,  
ACCESS ROAD AND PROXIMITY  
TO I-680.

SCALE :  
0 2000  
1" = 2000'







## II DESCRIPTION OF ENVIRONMENTAL SETTING:

### A. Regional Setting:

The site is located in the south-central portion of Alameda County. It is approximately 12 miles east of San Francisco Bay, 6 miles southerly of the cities of Pleasanton and Livermore; 4 miles easterly of the Fremont city limits, and 5 miles northerly of the Santa Clara County line, and 1 mile southeast of Sunol. It is northerly and adjacent to the north end of Apperson Ridge which forms a portion of the southerly terminus of Sunol Valley. Access to the site is via Interstate 680 to the Scotts Corner (Vallecitos) Interchange and the proposed entrance roadway is approximately 0.8 mile southerly of the interchange on the east side of Calaveras Road. The site itself is 1.3 miles easterly of the closest point of Calaveras Road and the proposed developed area is not visible therefrom due to intervening ridgelands.

Apperson Ridge area and its larger ownership unit, Diamond A Ranch, are in the northern fringe of the San Benito (Diablo Range) geographic unit. The Diamond A Ranch in total is part of the oak-grassland ecologic formation. The ranch and the entire San Benito (Diablo Range) unit as a whole are Upper Sonoran Life-Zone in character.

The northern tip of the San Benito geographic unit in which the Diamond A Ranch is situated is bordered on the east by the Great Valley unit (hotter, drier, lower Sonoran Life-Zone), cut off to the north by the marine climate influences of the Bay and Carquinez Straights, and abruptly bounded on the west by the cool, moist, San Francisco Bay unit.

### B. The Biotic Environment:

1. **Climate:** The climate of the area is influenced by San Francisco Bay and the Pacific Ocean to the west and the Central Valley to the east. As a result, some seasonal variations occur due to the eastern exposure though moderated by the western exposure. The annual average temperature is approximately 56°, ranging from an average minimum of 40° in January to an average maximum of 80° in July. The annual average precipitation is 19.54", ranging from an average monthly minimum of 0.02" in August to an average monthly maximum of 3.98" in January. This annual average of 19.54" at the subject area is slightly above the county average. Relative humidity for the subject area ranges from about 40% in the fall to about 75% in the winter. Typical cloud cover ranges from 10% in summer up to 70% in winter due to ground fog drifting in from the Central Valley. Winds are usually out of westerly quadrants at 6 or less miles per hour and exceed 12 miles per hour for only 10% of the time. Winds from easterly quadrants are less frequent and bring with them the greater climatic extremes of the Central Valley.
2. **Vegetation and Wildlife:** An ecological appraisal has been prepared for this report by M. W. Cummings, Wildlife Ecologist, dated April, 1973. Although descriptive of the ridgetop grasslands, the report has been judged not sufficiently complete to evaluate this project's effect on existing vegetation and wildlife. Additional data has been requested in this regard.





3. **Hydrology:** Inspection of U.S.G.S. and project maps shows that the areas of proposed development are traversed by numerous small water-courses, gullies, and washes, which join either the south or north forks of Apperson Creek. The proposed staff houses and the 110 guest cottages in the health spa facility would be within the watershed of the south fork and the 212 guest villas, with restaurant, equestrian and tennis centers would be within the watershed of the north fork. The two forks join into Apperson Creek before it enters San Antonio Reservoir behind the Turner Dam of San Francisco Water District.
4. **Soils:** The soils over and through which the proposed roads and development are planned, are generally classified as the Millsholm-Los Gatos, Los Osos Association. This association is typical of all ridges from Calaveras Reservoirs to Upper San Leandro Reservoir. It is characterized by strongly sloping to very steep topography. Water drains readily from these soils but local landsliding occurs particularly in the Los Osos soils. Erosion is generally significant where there is any concentrated runoff of surface water. High, shrink-swell behavior can also be expected with these soils.

The proposed access right-of-way traverses about a dozen specific soil types, some of which have high erosion potential but none of which would pose unusual engineering problems. The importance of noting the traversed soil types and their characteristics is due to the potential for soil erosion with its detrimental result upon land forms, but primarily upon creeks, streams, rivers and bodies of water. The tributaries can become fouled by fine eroded material called silt, which stunts or prevents basic biological processes from occurring and thus disturbs the ecology. Therefore, the critical areas to observe erosion potential from an environmental point of view are where a cut-fill from the roadway traverses a streambed. Such areas occur along the proposed access road. First, where the access road joins Calaveras Road, excavation would be in soils of the Livermore very gravelly coarse loam type (Lm) and in the Los Gatos - Los Osos complex 45-75% slopes eroded type (LpF2). Erosion potential is considered slight in the Lm, but high in the LpF2. The second intersection of the proposed access right-of-way with a small streambed occurs near where the road enters the subject property. Soil types are again LpF2 and Gaviota rocky sandy loam, 40-75% slopes eroded (GaF2). Erosion potential is considered high in the LpF2 and severe in the GaF2. Thirdly, the road crosses the south fork of Apperson Creek and encounters soils of the Rincon clay loam 3-7% slopes (RdB) type and the Altamont Clay moderately steep, 30-40% slopes, eroded type (AmF2). Soil erosion potential is considered slight in RdB soils and severe in AmF2 soils.

On the site proper, the westerly-most development of Guest Cottages would be located on LpF2 soils but mostly on Los Osos silty clay loam 7-30% slopes (LtD) type soils. Exposed grading would cause a high erosion potential in the LpF2 soils and a moderate potential in the LtD soils. The proposed Guest Villas and Recreation Center are located mainly on LpF2 and Los Osos and Millsholm 30-45% slopes, eroded (LuE2) type soils and partly on Rock land (RoF) and Vallecitos rocky loam 30-45% slopes eroded (VaE2) type soils. In both the LpF2 and the LuE2 soils runoff is rapid and erosion potential is high to severe. Owing to a very thin soil cover in the RoF soils, runoff is very rapid and the potential erosion of that thin soil layer is critical. Soil erosion potential is considered severe in the VaE2.<sup>2</sup>





# DIAMOND A RANCH

- SOILS MAP -

--- PROPERTY BOUNDARY

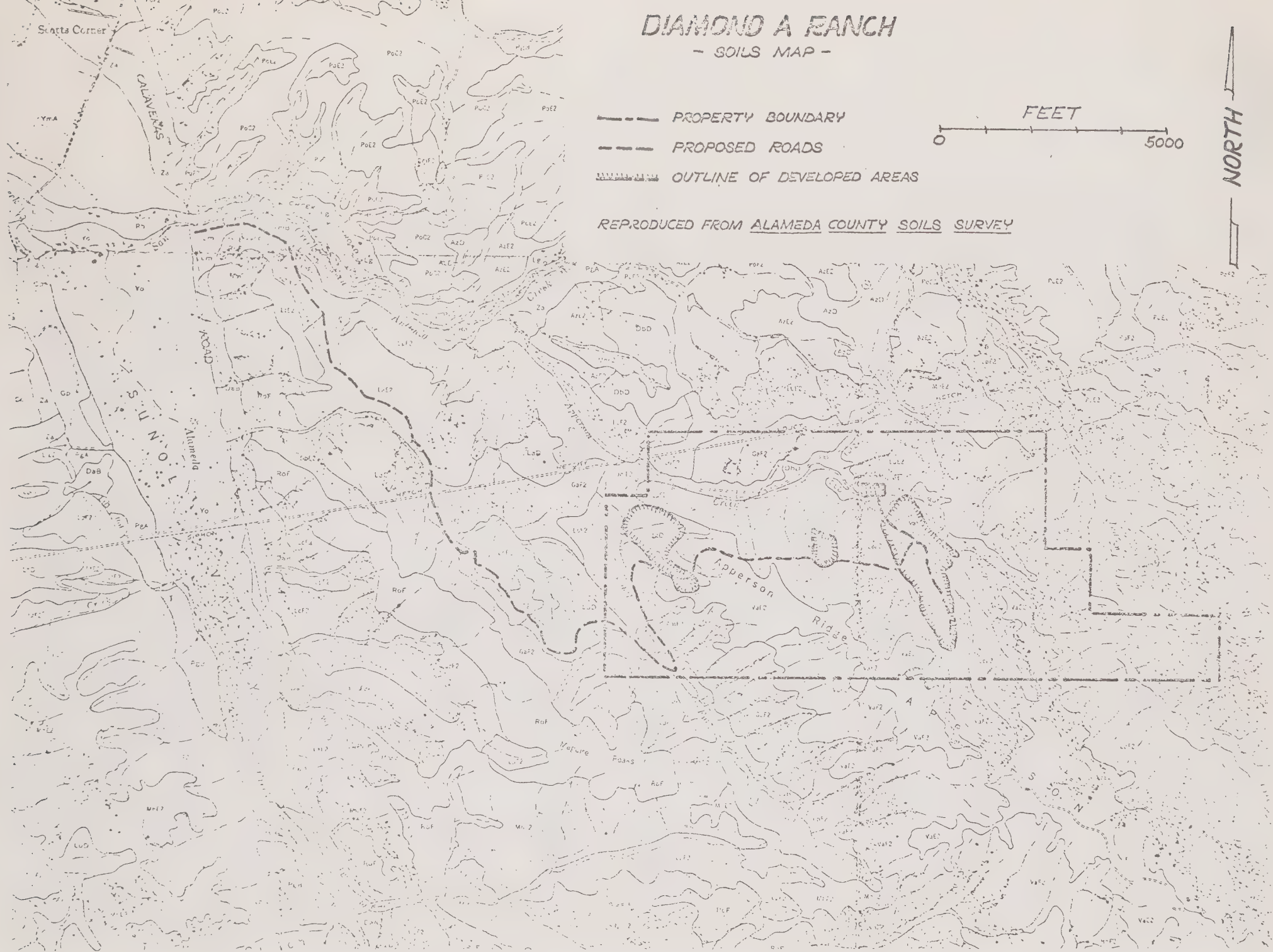
--- PROPOSED ROADS

--- OUTLINE OF DEVELOPED AREAS

0 5000  
FEET

NORTH

REPRODUCED FROM ALAMEDA COUNTY SOILS SURVEY





The proposed sewage plant is important with respect to soils because the proposed method of treatment involves spraying of the treated effluent over fenced off lands for percolation.

5. **Geology:** The geologic features of subject site pertinent to the proposed development are seismic and seismic-related. The Calaveras Fault, a major well-documented fault in the Bay Area, is 800 and 1,300' respectively from the two areas of intensive development proposed on the site. The Calaveras Fault is known to be "creeping" (slowly slipping) and is probably responsible for a concentration of minor earthquakes (Richter magnitude 0.5 to 2.5) recorded in its vicinity during 1969 and shown on the accompanying geology map. A few other minor faults pass through the site, probably caused by upwelling, and thrusting during the formation of the ridges. Local landslides, which are common in areas of active seismicity, are found on the site.
6. **Present Ranch Operation:** The ranch is currently being used for winter grazing of livestock. Cattle which graze the range are trucked to and from the grazing land over 9 1/2 miles of dirt and gravel road.

The road crosses through the lands of San Francisco Water Company northerly of San Antonio Reservoir. The road is winding and is difficult and slow to traverse.

The subject site consisting of the northern one-half of the ranch has a total assessed value, 1972 - 1973 of \$16,675.00 is composed of four separately taxed parcels. See below:

<u>Assessor's No.</u>	<u>Number of Acres indicated on Assessor's Map</u>	<u>Assessed Valuation Land</u>	<u>Assessed Valuation Improvements</u>
96-100-3-2	451.00	\$7,025	\$375
96-100-4	638.50	7,375	100
96-100-5	74.45	750	0
96-100-6	<u>80.00</u>	<u>1,050</u>	<u>0</u>
<b>Total</b>	<b>1,244.00</b>	<b>\$16,200</b>	<b>\$475</b>

Total land and improvements \$16,675.

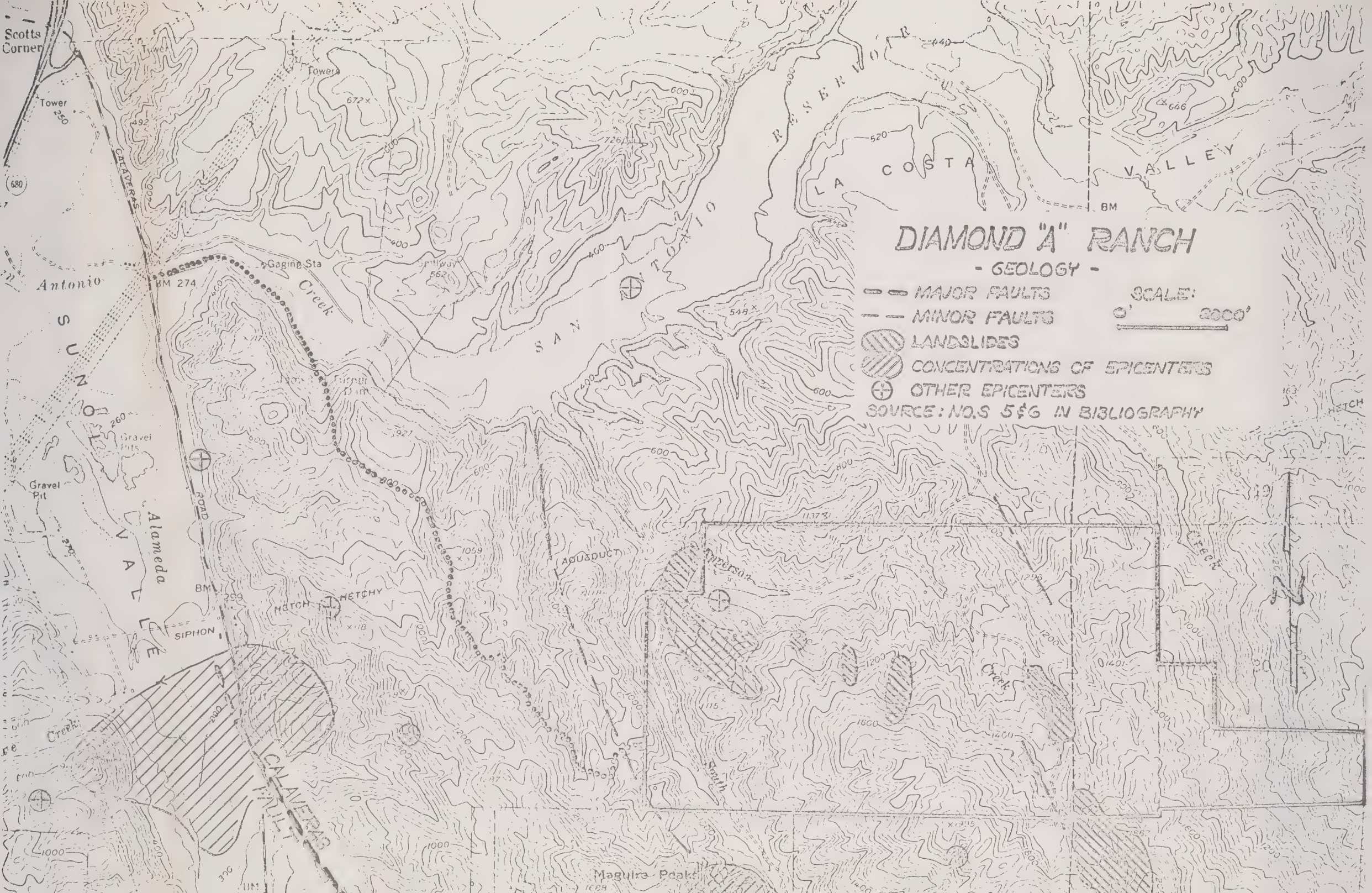
The tax rate, 1972-1973, for the property is 10.012 to create tax liability of \$1,669.44.

Based on information supplied by the Assessor's Office, an estimate can be made of what the total taxes would be if the property were under an Agricultural Preserve contract.

Assuming an agricultural income from grazing of \$2.75 per acre and a capitalization rate of 8.85%, the market cash value of all the land (northern one-half of the ranch) would be approximately computed to \$39,000.00 for total assessed valuation of approximately \$9,750.00. Using the current tax rate the total taxes on land and improvements would be approximately \$1,023.73. It should be emphasized that the hypothetical computation of taxes under the Williamson Act is only an estimate. There is no reliable way to determine future taxes on this property.







# DIAMOND "A" RANCH

- GEOLOGY -

— MAJOR FAULTS

— MINOR FAULTS

LANDSLIDES

CONCENTRATIONS OF EPICENTERS

OTHER EPICENTERS

SOURCE: N.O.S 546 IN BIBLIOGRAPHY

SCALE:

0' 2000'





A report on the operation and income producing capability of the Diamond A Ranch was prepared in 1969 by A. D. Reed, Agricultural Economist, and submitted by the applicant in connection with a previous application to quarry the ranch. According to this report, all of the Diamond A Ranch lands of 2,555 acres produces \$25,000 - 30,000 worth of beef a year. The ranch is leased to a rancher who runs stocker cattle on the area. Between 600 and 650 head of weaner calves (450-500 lbs.) are put on the pasture sometime between October 1 and January 31, depending on how early the feed starts to grow. The cattle are usually taken off in June. Usage will average five to six months and the calves will gain 150-200 lbs. during this period. The \$25,000 - 30,000 value is derived from approximately 100,000 lbs of beef production.<sup>3</sup>

A contradiction is observed here on the matter of the income-producing capability of the land. The Assessor assumes a value of \$2.75 per acre income while the Reed report indicates about \$10.76 per acre (\$27,500 ÷ 2555 acres). The contradiction seems to be based in the assumed carrying capacity of the land. The Reed report assumes 600 to 650 head of weaner calves while the Assessor assumes 130 to 200.

Figures supplied by the San Francisco Water Department provide a comparison of incomes on the nearby lands. Sunol Regional Park leases land from the San Francisco Water Department at \$3.84 per acre for grazing and \$5.00 per acre for recreational use. It would seem that the Assessor's assumed income for the Diamond A Ranch (\$2.75 per acre) is a conservative but reasonable figure.

### III INSTITUTIONAL POLICIES AND RESTRAINTS:

#### A. County Policies for the Area:

The Alameda County General Plan designates the subject area "Uncultivated and Undeveloped" but does not specifically encourage or reject the proposed use. One Plan Principle appears to be in support of the proposal:

Provide areas for residential-recreation use: Limited portions of lands designated for major park and recreation area use and for uncultivated and undeveloped use should be made available for private development of very low density residential-recreational use for weekend, vacation and retirement homes and for resort-type development, providing that adequate design controls are enforced to assure development that will harmonize with and enhance natural topographic features. Also, providing health and sanitation controls are observed.<sup>4</sup>

This principle is also cited verbatim in Background Report No. 4 (Article G, Page 25) of the proposed Open Space Element of the General Plan.

#### B. Policies and Needs Relating to Adjacent Public Lands:

The subject site is bounded on the north and east by lands in the ownership of the San Francisco Water Department. In January, 1969, a report was prepared for the Department by Wilsey and Ham/Metcalf and Eddy relative to proposed preservation and recreation concepts applicable to Water Department lands in Alameda and Santa Clara County. The report would place these adjacent lands in Department ownership in an "Ecological Preserve". These areas are intended to be retained primarily in their natural state with the exception of necessary fire roads.<sup>5</sup>



The Plan envisioned a major equestrian area immediately below (downstream of) San Antonio Dam to consist of "ranch house living quarters, stables and stock animals, together with a full range of outdoor recreational activities".<sup>6</sup>

Lands adjacent southerly are owned (in addition to other lands in applicant's ownership) by the East Bay Regional Park District and is known as the "Sunol Valley Regional Park". This facility has been developed for and is presently used as a "Wilderness Park" consisting of 2,768 acres of steeply sloping, wooded and open natural land. The park is the most important facility in the District's "Interpretive Program" which provides outdoor education to individuals and organized groups throughout the East Bay counties. The long-term function of this and all other facilities of the District is currently being evaluated via the "Overview" studies. Included in these preliminary reports is the possibility of acquisition of some 13,000 acres, generally southerly and easterly of applicant's site.<sup>7</sup>

Ranch lands and 20 acre "ranchettes" in private ownership are adjacent easterly.

#### IV ENVIRONMENTAL IMPACT:

##### A. The Environmental Impact of the Proposed Action:

The environmental impacts of the project are identified below:

- (1) A unique and significant recreation facility would be added to the Bay Area. Increased value of former ranch lands would be reflected by property tax revenues.
- (2) Consumption of land due to the construction of permanent residences, cottages, villas, accessory buildings, roads, and recreation facilities, and corresponding reduction of range land and open space.
- (3) Decline in wildlife population in the area due to reduction of available habitat and due to the relatively great increase in the number of humans in what has been a natural environment.
- (4) Vegetation lost in the clearing for access roads and for location of buildings.
- (5) Increased runoff and possible erosion caused by the replacement of permeable soil with impermeable pavement and structures, and contamination of downstream waters.
- (6) Discharge of waste water could cause general degrading of groundwater.
- (7) Increased potential for destruction due to fire.
- (8) Potential of the impairment of aesthetics caused by additional road construction through adjacent property within the view-shed of Sunol Regional Park.





- (9) Significant element of noise generated by the operation of a heliport, particularly its effect on the adjacent Wilderness Park.
- (10) Potential disruption of plans for adjacent lands to continue as "Ecological Preserve" and "Wilderness Park".

B. Any Adverse Environmental Effects Which Cannot Be Avoided if the Proposal is Implemented:

Unavoidable environmental effects of the construction of the proposed recreation facility on the subject property would be the loss of grazing land on the portions of the site which would contain the proposed buildings and facilities.

The present wildlife population would be reduced due to the substantial increase in the human population and due to the removal of grass and other vegetation.

C. Mitigation Measures Proposed to Minimize the Impact:

- 1. Potential of the impairment of aesthetics caused by additional road construction through adjacent property within the viewshed of Sunol Regional Park.

Applicant proposes the planting of trees along the one mile portion of the proposed roadway that is exposed to the park district's viewshed. This is proposed to be accomplished under the supervision of the United States Department of Agriculture, Soil Conservation Service. Trees proposed to be used are

Monterey Pine, Digger Pine, and California Sycamore together with California Buckeye. Applicant states that this proposed planting plan has received the approval of the East Bay Regional Park District.

- 2. Increased runoff and possible erosion caused by the replacement of permeable soil with impermeable pavement and structures and resultant contamination of downstream waters.

Applicant proposes to transport storm waters within existing channels. All new drainage ditches, swales, channels or other diversions would be planted, natural rock lined, or provided with culverts in an effort to control erosion and silting.

During the dry season excess stored water would be pumped into the existing and proposed water courses. The applicant, through this system, would attempt to trap and hold surface runoff behind weirs and ponds prior to their entering the major water carrier or the north and south forks of Apperson Creek and the San Antonio Reservoir. Cut and fill slopes would not be steeper than 2:1. All slopes would be landscaped and planted with native grass, shrubs, trees and ground cover, or if slope protection should become necessary, with natural rock. Street grades would vary from 8% to approximately 12% and street and access roads would be located so as to retain a maximum amount of existing vegetation.





3. Vegetation lost in the clearing for access roads and for location of buildings.

The applicant proposes to improve and utilize existing roadways in an effort to retain maximum amount of existing vegetation. The proposed buildings would be sited so as to preserve existing vegetation. Post and beam construction is proposed to minimize grading, further retain vegetation; all drainage courses would be planted with local vegetation.

4. Discharge of water could cause general degrading of ground water.

Applicant proposes construction of a primary and secondary treatment facility identified as an Aquatair, 1000 M series unit. The treated effluent would be sprayed on adjacent grazing lands in dry seasons and stored in retention reservoirs in other portions of the year for eventual dispersment in the dry season. The impounded effluent and extra storm water and surface water would be diverted away from the storage reservoirs. The hazard due to power failure regarding the treatment facility would be overcome by the installation of an independent standby power plant system to serve emergency needs. The equestrian center wastes would be collected on a scheduled basis, removed from the area or utilized in an appropriate manner. The City of Pleasanton has tentatively agreed to be the public agency which would exercise surveillance over the sewage treatment plant in accordance with the guidelines set forth by the California State Water Quality Control Board, which agency would insure continuity of operation and maintenance perpetuity. The staff within the City of Pleasanton has indicated that a satisfactory arrangement could

be developed for assuming the responsibility of monitoring the proposed package sewage treatment plant, whereby a qualified private firm would physically accomplish the monitoring program and the City would supervise the procedure and submit required reports to Regional Water Quality Control Board. The final arrangements, as of this date, have not been accomplished as an action by the City Counsel is required.

5. Increase Potential for Destruction Due to Fire:

Applicant proposes construction of a water distribution system using 4" mains with standard hydrants and hose connections together with a 150,000 gallon capacity water storage reservoir for use in fighting fires. Access roads to swimming pools, fountains, etc., would be constructed to make available additional water sources. One 500-750 gallon fire truck with high capacity pump for use in fighting fires would be provided and a heliport with access road and fire hydrant would be provided. The Diamond A Guest Ranch would organize an accredited volunteer Fire Department composed from members and resident staff. All construction would be of fire resistant materials and fire suppression equipment and practices would be incorporated into all project facilities.





6. Significant element of noise generated by the operation of the heliport, particularly its effect on the adjacent wilderness park.

Applicant has stated that the approach and take-off patterns for the helicopter pad would be from the northwest to southeast. The noise generated from this pattern would have lesser intrusion upon the Sunol Regional Park lands located to the south of the subject property.

D. Alternatives to the Proposed Action:

There are three basic alternatives to approval as submitted.

The first basic alternative is no action or no project thus maintaining the land in its present agricultural status. This alternative would eliminate the environmental effects discussed above.

The second basic alternative would be modification of the Guest Ranch to limit the scale. For example, the Guest Ranch could be approved with a lesser number of guest cottages and villas, or with smaller common buildings, or with roadways improved to a lesser degree. Such changes in scale would be for the purpose of reducing the number of people using the land and thereby reducing the intensity of environmental impact. Reduction in its scale would mitigate the environmental effects though not in direct proportion to the change in scale.

The third basic alternative to the Guest Ranch would be alteration of the function or activity program of the ranch. For example, the Guest Ranch could be approved for only activities such as horseback riding, day hiking, and nature study which require fewer permanent alterations to the land. Activities such as tennis and overnight accommodations which result in more extensive alteration of the natural environment could be prohibited. The more primitive camp-like guest ranch could lead to significantly mitigated environmental impact.

Many other functional changes are possible and seem to offer the best potential for reducing environmental effects of the development alternatives.

E. The Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity:

The most beneficial use of the subject property from a long-range perspective is the preservation of an ecological preserve consistent with Park District and the City and County of San Francisco plans for adjacent lands. The proposed development would occur in the central portion of a large virtually undisturbed area and it would be an intrusion which would threaten the long-term conservation of the entire area. The extent that the proposed use would significantly compromise the long-term plans for the area is answered to an extent by tentative (prior) proposals for a similar facility on adjacent public lands.

F. Any Irreversible Changes Which Would Be Involved in the Proposed Action Should It Be Implemented:

The commitment of land and resources to the proposed use constitutes the most significant irreversible change resulting from the proposal. Specific items of change which would be irreversible would be the alteration required to natural land contours and destruction of natural vegetation. The introduction of substantial recreational buildings and other facilities would be irreversible in that their removal or non-use would be unlikely.





## G. The Growth-Inducing Impact of the Proposed Action:

The principle growth-inducing impact of the proposal is that of a precedent. The proposed development would have external characteristics and needs similar to those of other concentrated residential uses. Two major growth-inducing items are (1) the approval of a package sewerage treatment facility, and (2) construction of the entrance road. The proposed development could serve as a precedent leading to a drastic change in the character of the area and its service requirements.

The villas and cottages proposed by the applicant are not to be utilized as permanent residences. Exhibits are on file of the preliminary floor plans for the proposed villas and cottages which would be suitable for weekend or vacation use. Differing floor plans were submitted, the smallest of which would be a single room with approximately 385 square feet in floor area and larger units of two rooms and 3 rooms with approximately 850 square feet to 925 square feet in floor area, and each would contain a space for a small refrigerator and sink for food preparation, complete kitchen facilities are not indicated.

## V ORGANIZATIONS AND PERSONS CONSULTED:

This report has been prepared by the Alameda County Planning Staff. Mr. M. W. Cummings, Wildlife Ecologist, prepared an ecological appraisal statement, and Mr. Joseph C. Smith, Civil Engineer, prepared a report on hydrology for the applicant. Letters were received from the applicant relating to forestry regulations and fire suppression by Charles B. Lusk, Engineer Consultant, and flood control erosion measures by William Apperson. Public agencies contacted include the following:

- California Regional Water Quality Control Board
- East Bay Regional Park District
- Alameda County Public Works Road Division
- Alameda County Building Inspection
- Alameda County Farm Advisor
- Alameda County Assessor's Office
- Alameda County Flood Control and Water Conservation District
- Alameda County Health Department
- State Department of Public Health
- Regional Water Quality Control Board
- California Division of Forestry
- San Francisco Water Department
- U. S. Department of Agriculture Soil Conservation Service
- City of Pleasanton

All data is public record and is on file with Conditional Use Permit (C-2584) and Variance (V-6050).

## VI WATER QUALITY ASPECTS:

The project has not yet been certified by San Francisco Bay Regional Water Quality Control Board as being in substantial compliance with adopted water quality standards.

A response was received from the California Regional Water Quality Control Board stating that they have reviewed a proposal for sewage disposal for the proposed facility which would consist of an activated sludge process facility, with spray disposal of effluent on land fenced off from the public. There would be no discharge to surface waters. Upon preliminary review that agency indicates that waste discharge requirements could be written for discharge onto land (prohibiting discharge to surface waters) without resultant water quality problems. The agency does point out concerns regarding runoff during construction which may result in increased turbidity or discoloration of Apperson Creek which problem may be prevented if proper measures are taken. Specifications and more detailed information regarding the sewage treatment facility have been transmitted to the California Regional Water Quality Control Board but no reply has been received as of date of preparation of this report.





FOOTNOTES:

1. United States Department of Agriculture, Soil Conservation Service, Soil Survey - Alameda County, California, March, 1966, pp. 2-6.
2. Ibid. pp. 30, 49-62, 83-95, Map Sheets 27, 32, 33.
3. A. D. Reed, Agricultural Economist, A Brief Appraisal of the Effect of a Quarry Operation on the W. W. Apperson Ranch, Pleasanton, California, Davis, California, January, 1969, p. 2.
4. General Plan - County of Alameda, State of California, May 1966, p. 31.
5. Wilsey and Ham Consultants, Metcalf and Eddy, Alameda/Santa Clara County Watershed Lands, January, 1969, p. 16.
6. Ibid. p. 6.
7. Overview Site Evaluation Reports, March, 1973. Wauhab/Valpe Ridges portion.

OTHER SOURCES:

1. M. W. Cummings, Ecological Appraisal of Diamond A Ranch, Alameda County in Relation to Surrounding Lands: (a) At Present; (b) As Affected by Proposed Recreational Development, Davis, California, April, 1973.
2. Letters received from the applicant, dated April 1, 1973.
3. Letter received from United States Soil Conservation Service, Mr. Denis G. Nickel, April 5, 1973.
4. Preliminary floor plans "Villa or Cottage" received from Charles A. Averson, April 5, 1973.
5. Planning and Research Associates, Quarry at Apperson Ridge? San Francisco, California, March, 1969.
6. Active Faults and Preliminary Earthquake Epicenters (1969 - 1970) in the Southern Part of the San Francisco Bay Region, Map MF - 307, U.S.G.S.

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